



102 ± ACRE TIMBERLAND TRACT IN MADISON COUNTY, MS



\$224,550

Be in your deer stand, hooting for that daylight gobbler, or at your country getaway in just 39 minutes from Madison, Mississippi. This 102± acre timberland tract is located in Madison County on Highway 16, east of Canton, MS. This property is made up of 96± acres of 2015 planted pine with the remainder in streamside management zone mature timber. The ample frontage along Highway 16 currently offers one gated entrance with plenty of room for adding another. This frontage will also allow you to pick your perfect home or cabin site for peaceful country living. The deer and turkey sign were plentiful on the initial inspection. In the years to come, you will have a beautiful stand of pine timber that will provide a return on your investment while you are enjoying the outdoors. If you have been looking for a great opportunity in Madison County, call Michael Oswalt for your private showing!

DIRECTIONS FROM CANTON, MS: Travel Highway 16 North for approximately 14.9 miles. The property will be on the right side of the road. [GOOGLE MAPS LINK](#)

MORE THAN 14K FOLLOWERS ON FACEBOOK

Call me today!

MICHAEL OSWALT, ASSOCIATE BROKER®
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AERIAL MAP



Click [HERE](#) for an Interactive Map



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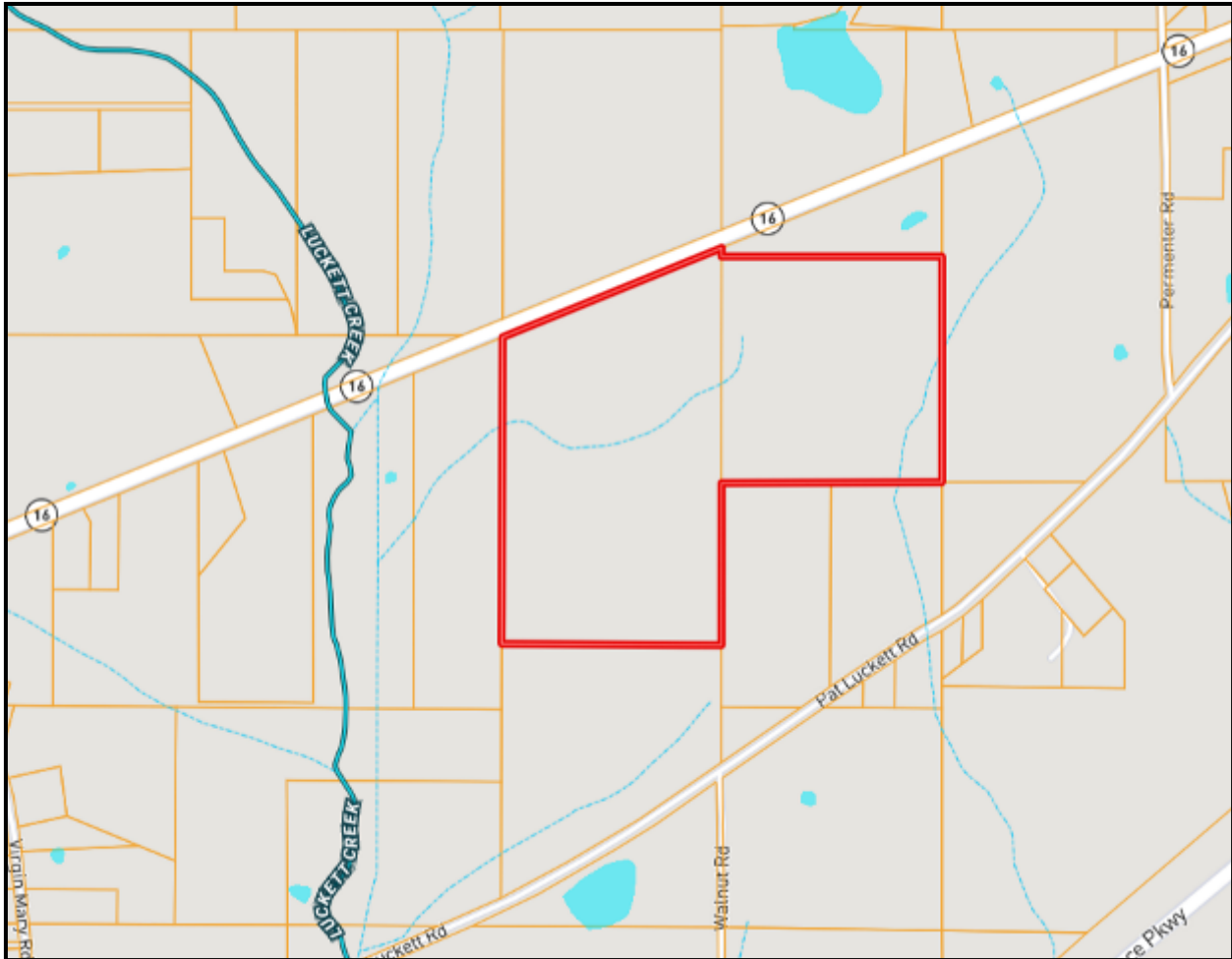


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OWNERSHIP MAP

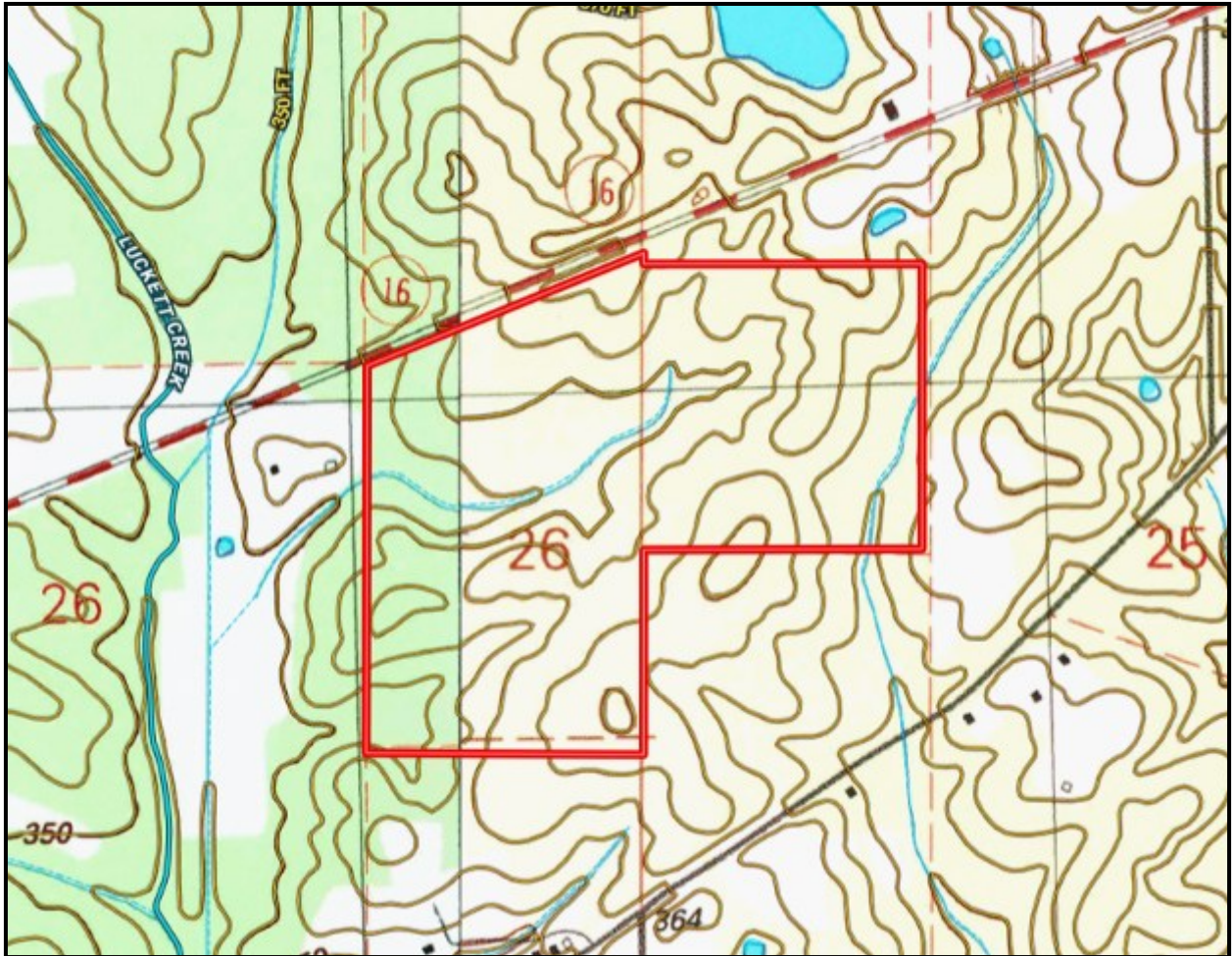


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TOPO MAP

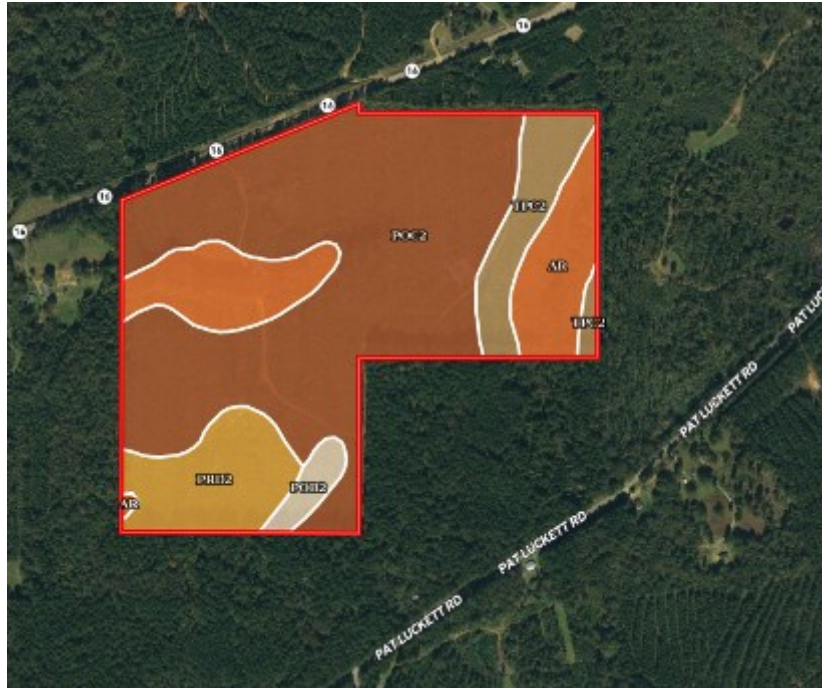


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
TpC2	Tippah silt loam, 5 to 8 percent slopes, eroded	8.6	8.31	3e
Ar	Ariel silt loam	17.3	16.8	2w
PoB2	Providence silt loam, 2 to 5 percent slopes, eroded	2.3	2.26	2e
PrD2	Providence-Lexington complex, 8 to 12 percent slopes, eroded	11.0	10.7	4e
PoC2	Providence silt loam, 5 to 8 percent slopes, eroded	63.7	61.94	3e
TOTALS		102.9	100%	2.92



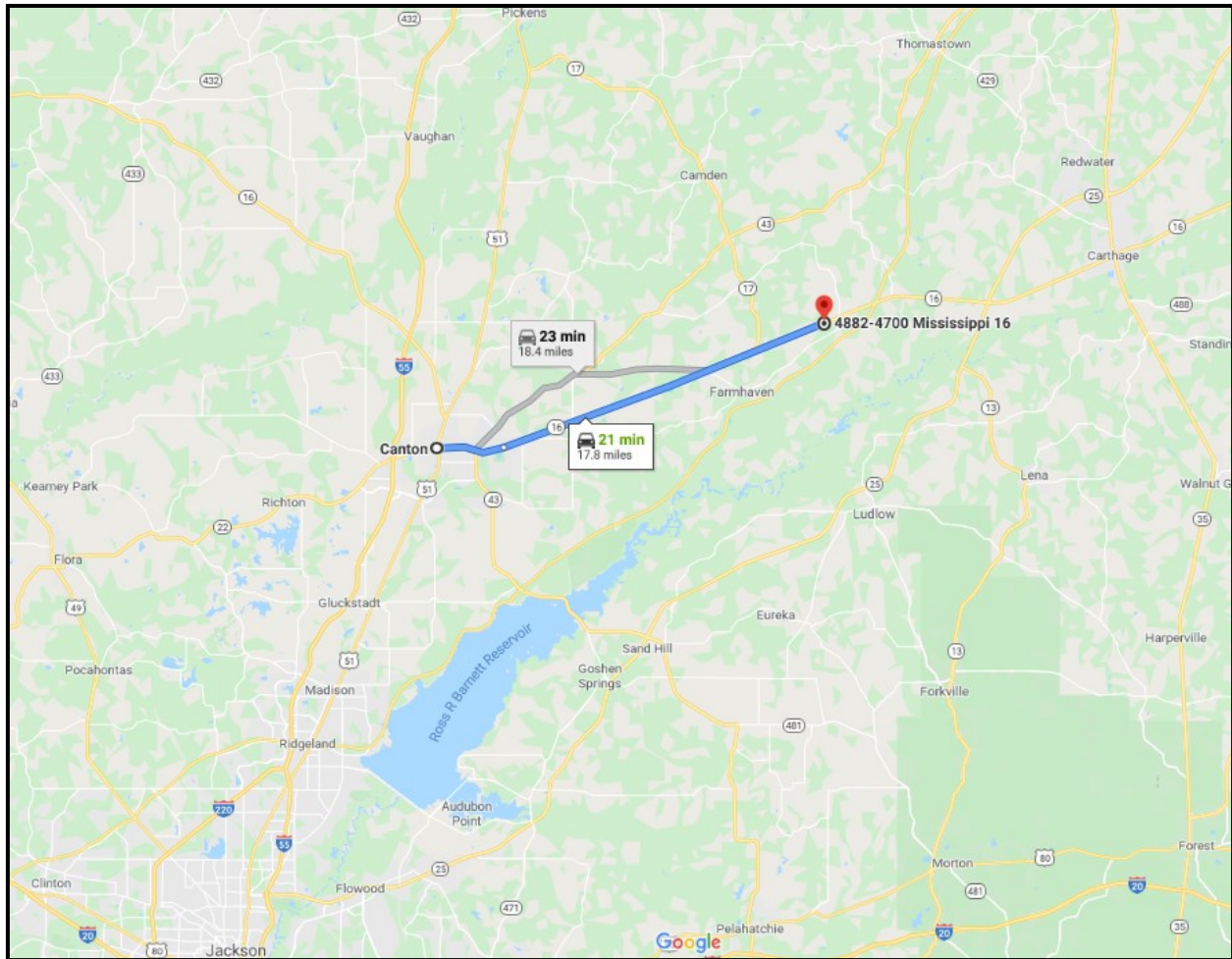
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DIRECTIONAL MAP

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